

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
February 3, 2016**

PRESENT –

Commission Chair Wayne Holdaway
Commissioner Chris Judd
Commissioner Daniel Pace
Commissioner Tim Blackburn
Commissioner (Alternate) Cristy Welsh (sat)
Commissioner(Alternate) Anthony Jenkins

ABSENT –

Commissioner Angela Kohl
Commissioner (Alternate) Don Cosney

STAFF PRESENT –

Town Planner Aric Jensen, Town Engineer/Public Works Director Don Overson, Town Recorder Pam Spencer

OTHERS PRESENT – Stewart Park - Anderson Geneva

The Vineyard Town Planning Commission held a regular meeting and public hearing on Wednesday, February 3, 2016, starting at 7:00 PM in the Vineyard Town hall. The invocation was offered by Commission Chair Wayne Holdaway.

REGULAR SESSION - The meeting was called to order at 7:00 PM.

OPEN SESSION –

Chairman Holdaway asked for public comment. None was given.

MINUTES REVIEW AND APPROVAL –

None.

BUSINESS ITEMS –

5.1 Homesteads Development

Discussion item only, the Planning Commission will take no action.

Mr. Jensen explained that specific setbacks were not approved when the Homestead Development Agreement was approved. He said it did not have in writing the standards that everyone thought were approved. He said Mike Olsen with the Homesteads would make a proposal to amend the Development Agreement for what he would like now. Mr. Overson further explained that every pod within in the Homestead Development was taken through preliminary plat approval. He said if developers followed the preliminary plat they could get

approved. However, Mr. Olsen had extra units that they were permitted to transfer. Mr. Overson explained that Mr. Olsen was trying to add more units to Pod 6 and Pod 1 but couldn't because there was no zoning that defined lot sizes. Mr. Jensen mentioned that the town attorney was reviewing the Homestead Development Agreement.

Discussion ensued regarding the Development Agreement, individual parcels, setbacks, and the history of the agreement.

5.2 **Continued Public Hearing from 12.16.2015**

The Vineyard Town Planning Commission shall hold a Public Hearing to consider amendments to the Town Zoning Ordinance and Town Zoning Map. Topics may include, but are not limited to: signs, procedures, definitions, and land use tables. Citizens, property owners, and all other members of the public are encouraged to attend and participate

Mr. Jensen reviewed the amendments of the sign ordinance. He explained that the ordinance could regulate time, place, and manner of the sign, but not what was written on the sign. He discussed how to regulate temporary signs and suggested striking political signs from the code. He discussed garage sale signs, real estate signs, and other temporary signs and said size, duration, and location could be regulated. Mr. Jensen said he would mainly focus on writing amendments to the content-based issues within the ordinance.

Mr. Jensen talked about the standards for landscaping in parking lots. He explained the different types of landscaping within parking lots and problems they might cause with snow plows. He recommended an amendment in the landscaping ordinance that would allow developers to do a center island or the peninsulas, but not both.

The Planning Commission discussed private road cross sections. Commissioner Judd voiced concern regarding the amount of private roads within new developments and suggested changing the ordinance and making private road cross sections the same as the cross section for public roads. Mr. Overson discussed the definition of a private road. He said he did not like private road cross sections because every development would ask for an exception. He discussed sidewalks and thought roads should have a sidewalk on both sides for safety and snow storage. The Planning Commission discussed the current street cross section.

Mr. Overson mentioned that he had a long conversation with the town attorney about what the town's position should be. He said Mr. Church suggested that the town never accept private roads. Mr. Overson explained that the people buying homes on a private road also buy into the maintenance on the road. He said the city was not responsible for snow plowing on a private road. The Planning Commission discussed various street widths for private roads and public roads, and the responsibilities of maintenance for both.

Mr. Jensen advise the Commission to never approve a plat with single family homes unless they were on a standard road cross section.

Commissioner Judd explained that he received a call after the last meeting from someone saying that the private roads in a development would not work for the fire code. He wondered if the fire

marshal was reviewing the applications. Mr. Overson explained that the fire code only required 26 feet of asphalt.

Chairman Holdaway said he was also in favor of sidewalks on both sides. He wondered if the ordinance could be amended to require sidewalks on both sides within any subdivision that was selling off individual homes. The members of the Planning Commission agreed.

5.3 Planning Commission Business and Training Session

Discussion only. The planning Commission will take no action.

Mr. Jensen and the Planning Commission discussed the differences between legislative and administrative action and conditional use permits. They discussed the differences between a Planning Commission that was a recommending body and a Planning Commission that was an approving body. They discussed the potential needs for upcoming development as well as building permit requests, charging for card filing, and the overall building permit process.

PLANNING COMMISSION MEMBERS' REPORTS -

None

STAFF REPORTS -

Aric Jensen, Town Planner – Mr. Jensen had no new items to report.

Don Overson, Town Engineer – Mr. Overson said he was excited about the town center and would soon have a concept plan for the train station to be reviewed. He said it had been taken to Anderson and UTA (Utah Transit Authority) to review. He said it would be a regular stop for the train. Mr. Overson said he was working on getting the spur design finalized.

ADJOURNMENT

Commissioner Judd moved to adjourn the meeting at 8:42 PM. Commissioner Blackburn seconded the motion. All were in favor. The motion carried. The next meeting is scheduled to be held on February 17, 2016.

MINUTES APPROVED ON: March 16, 2016

CERTIFIED CORRECT BY: /s/ Pamela Spencer
P. SPENCER, TOWN RECORDER